

# Final Equalization Factor



**Date:** 20-Jun-2024

**Letter ID:** L0761444904

## MEMORANDUM

**To:** Effingham County Clerk  
Effingham Chief County Assessment Officer  
Effingham County

**From:** David Harris, Director of Revenue

**Subject:** 2023 Final Equalization Factor

The final equalization factor enclosed has been computed in accordance with the Property Tax Code. This factor must be applied to all locally assessed non-farm real estate including the farm dwelling and homesite and excluding property assessed under Sections 10-110 through 10-140 and 10-170 through 10-200 of the Property Tax Code (35 ILCS 200/10-110 through 10-140 and 10-170 through 10-200).

The final factor differs from the tentative factor only if the Board of Review has made significant changes in assessments or if new facts have been ascertained since the tentative factor was calculated.

Should you have any questions, please call the Sales Ratio and Equalization Section at 217 785-6619.

Illinois Department of Revenue  
Property Tax Division  
101 W. Jefferson St., MC 3-450  
PO Box 19033  
Springfield, IL 62794-9033

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
PROPERTY TAX DIVISION

CERTIFICATION OF THE FINAL EQUALIZATION FACTOR TO THE COUNTY CLERK OF EFFINGHAM COUNTY:

In accordance with Section 17-30 of the Property Tax Code (35 ILCS 200/17-30), the percent to be applied to the assessed valuation of locally assessed property other than property assessed under Sections 10-110 through 10-140 and 10-170 through 10-200 of the Property Tax Code (35 ILCS 200/10-110 through 10-140 and 10-170 through 10-200) as finalized by the Board of Review for the assessment year 2023 is 0.00% by the application of an equalization factor of 1.0000.

Application of this factor will provide the equalized assessed value of all locally assessed property other than property assessed under Sections 10-110 through 10-140 and 10-170 through 10-200 of the Property Tax Code (35 ILCS 200/10-110 through 10-140 and 10-170 through 10-200) to be used for all purposes prescribed by the Constitution and Statutes of the State of Illinois.



David Harris  
Director of Revenue

DATED: 20-Jun-2024

# Final PTAX-210

Effingham County 2023



**Date:** 20-Jun-2024

**Letter ID:** L0895662632

1. a. Urban weighted three year average adjusted for assessment changes:	33.07%
b. 2023 B/R Adjustment? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
2. Equalization factor needed to reach 33.33%: <u>1.0079</u> <b>1.0000 (within 1%)</b>	
3. 2023 county total assessed value less Farm B and Coal assessments:	<u>\$1,131,778,760</u>
4. Aggregate assessment for Farm B:	<u>\$87,699,490</u>
5. Aggregate assessment for Coal:	<u>\$0</u>
6. Aggregate assessment for non-farm (Line 2 x Line 3):	<u>\$1,131,778,760</u>
7. Total county equalized assessed value (Lines 4 + 5 + 6):	<u>\$1,219,478,250</u>
8. Percent Change <b>2022 - 2023</b> (Line 7 / <b>2022</b> Total Equalized Assessed Value):	<u>8.07%</u>
9. Non-Farm less Farm A change: <b>2022 - 2023</b> :	<u>7.91%</u>

**(Use values displayed when applicable.)**

# Final PTAX-236

Effingham County 2023



Date: 20-Jun-2024

Letter ID: L0358791720

## Changes made to 2020

Factors Applied

Township	Assessed Value	% Adjustment	Adjusted AV	Est. Full Value	Adjusted Ratio
Douglas	\$369,708,155	0.00%	\$369,708,155	\$1,032,046,000	35.82%
Summit	\$169,444,704	0.00%	\$169,444,704	\$458,670,000	36.94%
Jackson MT	\$106,713,883	0.00%	\$106,713,883	\$284,830,000	37.47%
Union MT	\$68,688,107	0.00%	\$68,688,107	\$186,942,000	36.74%
All Others	\$174,587,902	0.00%	\$174,587,902	\$476,306,000	36.65%
<b>Non-Farm Weighted</b>	<b>\$889,142,751</b>	<b>0.00%</b>	<b>\$889,142,751</b>	<b>\$2,438,794,000</b>	<b>36.46%</b>

Report Group	Included Townships
Banner MT	Banner, Liberty, Moccasin
Bishop MT	Bishop, Lucas
Jackson MT	Jackson, Mason, Mound, West
St Francis MT	St Francis, Teutopolis
Union MT	Union, Watson
All Others	Banner, Bishop, Liberty, Lucas, Moccasin, St Francis, Teutopolis

# Final PTAX-236

Effingham County 2023



Date: 20-Jun-2024

Letter ID: L0358791720

## Changes made to 2021

Factors Applied

Township	Assessed Value	% Adjustment	Adjusted AV	Est. Full Value	Adjusted Ratio
Douglas	\$375,211,028	0.00%	\$375,211,028	\$1,052,899,000	35.64%
Summit	\$170,386,932	0.00%	\$170,386,932	\$515,215,000	33.07%
Jackson MT	\$107,761,793	0.00%	\$107,761,793	\$301,697,000	35.72%
Union MT	\$69,013,263	0.00%	\$69,013,263	\$184,826,000	37.34%
All Others	\$179,493,039	0.00%	\$179,493,039	\$612,678,000	29.30%
<b>Non-Farm Weighted</b>	<b>\$901,866,055</b>	<b>0.00%</b>	<b>\$901,866,055</b>	<b>\$2,667,315,000</b>	<b>33.81%</b>

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Union MT	Union, Watson
All Others	Banner, Bishop, Liberty, Lucas, Moccasin, St Francis, Teutopolis

# Final PTAX-236

Effingham County 2023



Date: 20-Jun-2024

Letter ID: L0358791720

## Changes made to 2022

Factors Applied

Township	Assessed Value	% Adjustment	Adjusted AV	Est. Full Value	Adjusted Ratio
Douglas	\$377,998,932	0.00%	\$377,998,932	\$1,326,154,000	28.50%
Summit	\$172,982,649	0.00%	\$172,982,649	\$573,623,000	30.16%
Jackson MT	\$109,532,706	0.00%	\$109,532,706	\$408,165,000	26.84%
All Others	\$265,654,490	0.00%	\$265,654,490	\$891,112,000	29.81%
<b>Non-Farm Weighted</b>	<b>\$926,168,777</b>	<b>0.00%</b>	<b>\$926,168,777</b>	<b>\$3,199,054,000</b>	<b>28.95%</b>

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All Others	Banner, Bishop, Liberty, Lucas, Moccasin, St Francis, Teutopolis, Union, Watson

# County's Adjusted Level of Assessments - Final



**Date:** 20-Jun-2024

**Letter ID:** L1298315816

**From:** Illinois Department of Revenue  
Property Tax Division

**Subject:** Effingham County's Adjusted Level of Assessments

Enclosed are the Department's forms PTAX-215 and PTAX-236 showing the level of assessments on which your County's 2023 final equalization factor was based.

Also enclosed is the form PTAX-210 used by the Department to calculate your county's 2023 final equalization factor.

Should you have any questions, please call the Sales Ratio and Equalization Section at 217 785-6619.

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Property Tax Division  
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# Final PTAX-215

Effingham County 2023



**Date:** 20-Jun-2024

**Letter ID:** L1432533544

Non-Farm by Township	2020	2021	2022	3-year Average
Douglas	35.82%	35.64%	28.50%	33.32%
Summit	36.94%	33.07%	30.16%	33.39%
Jackson MT	37.47%	35.72%	26.84%	33.34%
Union MT	36.74%	37.34%	---	---
All Others	36.65%	29.30%	29.81%	---
<b>Non-Farm Weighted</b>	<b>36.46%</b>	<b>33.81%</b>	<b>28.95%</b>	<b>33.07%</b>

Report Group	Included Townships
Banner MT	Banner, Liberty, Moccasin
Bishop MT	Bishop, Lucas
Jackson MT	Jackson, Mason, Mound, West
St Francis MT	St Francis, Teutopolis
Union MT	Union, Watson
All Others 2020	Banner, Bishop, Liberty, Lucas, Moccasin, St Francis, Teutopolis
All Others 2021	Banner, Bishop, Liberty, Lucas, Moccasin, St Francis, Teutopolis
All Others 2022	Banner, Bishop, Liberty, Lucas, Moccasin, St Francis, Teutopolis, Union, Watson